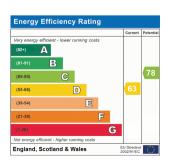


A8 Riverside Mill Bridge Place, Godmanchester PE29 2EP

Fixed Price £130,000

- Well Proportioned Apartment
- One Bedroom
- Re-Fitted Kitchen
- Private Parking Provision
- Lovely Riverside Setting
- Walking Distance Of Railway Station
- Ideal First Time Buy Or Buy To Let Purchase
- Long Lease And Share Of Freehold
- No Forward Chain





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SECURE COMMUNAL ACCESS TO

Panel door to

ENTRANCE HALL

Stairs to first floor, exposed timber work, inner door to

SITTING ROOM

14' 3" x 14' 1" (4.34m x 4.29m)

An open plan space incorporating **Kitchen**. Picture window to front aspect, Economy 7 storage heater, Refitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, part LVT flooring, understairs storage cupboard, exposed structural timber work, walk in shelved pantry housing fuse box and master switch.

LANDING

8' 3" x 2' 2" (2.51m x 0.66m) Walk in airing cupboard housing water system.

epresentation whatsoever in relation to this property.

FAMILY BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with hand shower, extensive tiling, exposed structural timber work, extractor unit.

BEDROOM

14' 1" x 9' 7" (4.29m x 2.92m) plus wardrobe recess Exposed timber work, arch picture window to front aspect, large walk in storage unit with recessed lighting.

TENURE

Leasehold. Share of the freehold 999 year lease granted from a recent lease extension Council Tax Band - A Maintenance charges approximately £300 per quarter

Huntingdon St Ives Kimbolton St Neots Peterborough Bedford Office Mayfair Office 10 The Pavement 32 Market Square 66-68 St. Loves St **Cashel House** 60 High Street 24 High Street 5 Cross Street Kimbolton Bedford 15 Thayer St, London Huntingdon St Ives St.Neots Peterborough 01480 414800 01480 460800 01480 860400 01480 406400 01733 209222 01234 327744 0870 1127099 Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not have the authority to make or give any warranties, guarantees or